



AGENDA

Raymore Planning and Zoning Commission Regular Meeting
City Hall – 100 Municipal Circle
Tuesday, April 7, 2026
6:00 PM

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Personal Appearances**
- 5. Consent Agenda**
 - A. Approval of Minutes from the March 3, 2026 Meeting
- 6. Unfinished Business**
- 7. New Business**
 - A. Case No. 25026 Eastbrooke 5th Final Plat
- 8. City Council Report**
- 9. Staff Report**
- 10. Public Comment**
- 11. Commission Member Comment**
- 12. Adjournment**

MEETING PROCEDURES

Any person requiring special accommodation (i.e., qualified interpreter, large print, hearing assistance) in order to attend this meeting, please notify this office at (816) 331-3324 no later than forty eight (48) hours prior to the scheduled commencement of the meeting.

Hearing aids are available for this meeting for the hearing impaired. Inquire with the City Clerk, who sits immediately left of the podium as one faces the dais.

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, MARCH 3, 2026** IN THE COUNCIL ROOM AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: MICHELLE PARKER, LOREN SHANKS, REGINALD TOWNSEND, AARON HARRISON, MATTHEW WIGGINS, KELLY FIZER, AND MAYOR TURNBOW. ABSENT WAS ERIC SMITH AND MARIO URQUILLA. ALSO PRESENT WAS DEVELOPMENT SERVICES DIRECTOR DAVID GRESS, SENIOR PLANNER DAVE MCCUMBER, CITY ATTORNEY JONATHAN ZERR, SENIOR ENGINEERING TECHNICIAN DEVON PERRY, AND ADMINISTRATIVE ASSISTANT EMILY JORDAN.

1. **Call to Order** – Chairman Wiggins called the meeting to order at 6:00 p.m.
2. **Pledge of Allegiance**
3. **Roll Call** – Roll was taken and Chairman Wiggins declared a quorum present to conduct business.
4. **Personal Appearances** - None
5. **Consent Agenda**
 - a. **Approval of Minutes from the February 17, 2026 meeting.**

Motion by Commissioner Fizer, Seconded by Mayor Turnbow to approve the minutes from the February 17, 2026 meeting.

Vote on Motion:

Commissioner Parker	Aye
Commissioner Shanks	Abstain
Commissioner Townsend	Aye
Commissioner Harrison	Aye
Commissioner Fizer	Aye
Commissioner Smith	Absent
Commissioner Urquilla	Absent
Mayor Turnbow	Aye
Chairman Wiggins	Aye

Motion passed 6-0-1.

6. Unfinished Business - None

7. New Business -

- a. **Case #26002 - 38th Amendment to the Unified Development Code (*public hearing*)**

Public hearing opened at 6:01pm.

City Planner Dave McCumber gave an overview of the case. The amendment would be relevant to new subdivisions with 10 or more lots with single- or two-family homes planned to be built. Mr. McCumber gave a timeline of past actions that have led to the Case coming before the Commission for approval, which included an open house style Q&A session where the public, developers, Commissioners, and Councilmembers could ask questions to Staff, as

well as a joint session with the Planning Commission and City Council. Mr. McCumber noted that based on some comments made at the joint session, some revisions were made to the original plan presented that the Commission should take into consideration when voting. The new amendment will put regulations into effect regarding new requirements in lot width variations, required entry feature differences, and improved landscaping standards. The new amendment will not regulate types or styles of homes, sizes of homes being built, or price of new homes. The goal of the amendment is to limit monotony in the City, create a diverse housing market, and reintroduce the interpersonal aspect of neighborhoods to future residents. Staff recommends the Commission accept the findings of fact and forward the Case to the City Council with a recommendation of approval.

Mayor Turnbow asked if the new amendment would touch on elevation differences for new homes.

Mr. McCumber stated that the amendment would affect front facades, creating the requirement that new homes must be built with a front porch, stoop, or courtyard. This not only gives the developers the option to choose the type of facade, but also gives them leeway on how to accomplish it. In adding this to the amendment, Staff hopes to bring the front door back to the focal point of the home, and create a more neighbor-centric approach to developments by having a common outside area where residents can connect with their family and neighbors.

Mayor Turnbow asked if developers can build the same home model/style next to one another, but change the front facade.

Mr. McCumber stated that yes, developers are able to do that. Staff determined that limiting the number of home styles in a subdivision was not in the best interest of the amendment, and would prefer to focus more on how homes within subdivisions can be different from one another from the public street or right-of-way.

Commissioner Shanks asked if the Code would be required on things like remodels or additions to existing homes.

Mr. McCumber noted that it would only be a requirement for new single- or 2-family developments of 10 or more lots.

Commissioner Townsend asked how the proposed Code would affect already approved plans that haven't begun construction yet.

Development Services Director David Gress noted that if the amendment passes, only plats approved past the adoption date would be subject to the Code. Plats that have already been approved but haven't started construction yet are not subject to the Code.

Commissioner Townsend asked if there had been any feedback from developers about the proposed amendment.

Mr. Gress stated that most developers will be able to make the changes work, and that there has not been much pushback on the proposed amendment.

Chairman Wiggins asked if the proposed amendment would affect existing approved preliminary plats if the developers submitted a change or update to the plans.

Mr. Gress noted that yes, the development would be subject to the Code if bringing changes or renewals of an already approved plat to the Commission.

Zach Little, 121 Delaware St., came to the podium to give comments on the Case. Mr. Little is a representative of the Home Builders Association and would like to applaud Staff for considering the cost impact for builders in the area. Mr. Little also noted that in regards to the monotony aspect, he has seen many neighborhoods built in Kansas City and the surrounding suburbs that suffer from monotony and is glad Raymore is trying to get away from that.

Chairman Wiggins asked if cost had been a common piece of feedback from developers regarding the proposed amendment.

Mr. McCumber stated that most homes built in Raymore currently have some sort of stoop or porch. The amendment would require those to be more varied and meet minimum size dimensions, which does mean a higher cost to build. However, since porches and stoops are already part of existing homes, the cost difference is really only in the expanded size, not that we're requiring something completely new. There were a few builders that submitted feedback about cost, but most seemed to believe it wouldn't impact them too greatly.

Mr. Gress noted that the Code amendment is not trying to box them into building certain types of homes, it is trying to expand on what they are already building. There is a large population of residents or future residents that are looking for homes with a larger porch, stoop, or courtyard, so it's already a sought after prospect.

Chairman Wiggins asked about what types of communities the proposed Code amendment would be applicable to, such as 55+ communities, rental properties, and multi-family establishments.

Mr. Gress stated that the proposed Code amendment would be a baseline requirement for all single and two family developments and would apply regardless if a home was a rental. In the case of 55+ communities, or any other residential neighborhood, the design standards would apply, but the Code would allow for a request to deviate from these proposed design standards in place of something else the developer may choose to incorporate into a new subdivision, such as a PUD, or P-District Overlay that may be requested as part of a new development project.

Chairman Wiggins asked if there was a consideration by Staff to add a clause that would limit the amount of certain types of landscaping to be used on a property, and voiced concern that developers would try to scrape by by doing the minimum.

Mr. Gress noted that developers are already doing the minimum amount required by the current Code, the amendment would simply raise the minimum standard, comparable with surrounding cities. The landscaping code was designed to raise the minimum standards while also providing flexibility to builders and homeowners in ways that the landscaping standard could be met.

Public hearing closed at 6:40pm.

Motion by Commissioner Townsend, Seconded by Commissioner Shanks to accept the Staff proposed Findings of Fact and forward Case #26002 - 38th Amendment to the Unified Development Code to the City Council with a recommendation of approval.

Commissioner Townsend noted his thanks to Staff, the representative of the Home Builder Association, and the builders of Raymore, and noted that the proposed amendment will lead to the development of uniquely built homes in the City.

Vote on Motion:

Commissioner Parker	Aye
Commissioner Shanks	Aye
Commissioner Townsend	Aye
Commissioner Harrison	Aye
Commissioner Fizer	Aye
Commissioner Smith	Absent
Commissioner Urquilla	Absent
Mayor Turnbow	Aye
Chairman Wiggins	Aye

Motion passed 7-0-0.

8. City Council Report

City Attorney Jonathan Zerr provided an overview of recent City Council meetings since the Commission last met.

9. Staff Report

Mr. Gress gave the staff report, including the Development Services monthly report, information on the City's current development projects and housing permit activity, and noted upcoming meetings and hearings.

Senior Engineering Technician Devon Perry gave an overview of Public Works ongoing and upcoming projects and answered any questions.

10. Public Comment

There were no public comments.

11. Commission Member Comment

Commissioner Parker praised Staff on their presentation.

Commissioner Shanks noted it was a good meeting.

Commissioner Townsend had no comment, but noted that he will be gone for the next meeting.

Commissioner Harrison had no comment.

Chairman Wiggins thanked Staff and seconded the other Commissioner's statements.

Commissioner Fizer encouraged everyone to eat locally.

Mayor Turnbow praised Staff for their hard work, and thanked the Commissioners for recognizing Staff's hard work as well.

12. Adjournment

Motion by Commissioner Townsend, Seconded by Commissioner Fizer, to adjourn the March 3, 2026 Planning and Zoning Commission meeting.

Rollcall Vote on Motion:

Commissioner Parker	Aye
Commissioner Shanks	Aye
Commissioner Townsend	Aye
Commissioner Harrison	Aye
Commissioner Fizer	Aye
Commissioner Smith	Absent
Commissioner Urquilla	Absent
Mayor Turnbow	Aye
Chairman Wiggins	Aye

Motion passed 7-0-0.

The March 3, 2026 meeting adjourned at 6:54pm.

Respectfully submitted,
Emily Jordan

FINAL PLAT - EASTBROOKE AT CREEKMOOR 5TH

APPLICANT	
Property Owner:	Cooper Land Development
Engineering/Arch. Firm	Warger Associates

PROJECT LOCATION	REQUESTED ACTION
North of Glenn Circle and Creekmoor Drive	Final Plat Approval

PROJECT NARRATIVE

An application was filed requesting final plat approval of the 5th phase of the Eastbrooke subdivision, consisting of 49 lots and 3 tracts of land located north of E 163rd Street and Creekmoor Drive.



ZONING AND LAND USE SUMMARY

EXISTING ZONING
"PUD" Planned Unit Development

SURROUNDING ZONING & LAND USE	
North:	PUD, Open Space/Golf Course
South:	PUD, Dwelling, Single-Family Detached
East:	PUD, Open Space/Golf Course
West:	PUD, Dwelling, Single-Family Detached

TOTAL TRACT SIZE	NUMBER OF LOTS	DENSITY
19.05 Acres	49	2.57 du/ac



PAST PLANNING ACTIONS -

- The Preliminary Plan and Memorandum of Understanding (MOU) for Creekmoor were approved by the City Council on January 26, 2004.
- On November 25, 2019, the City Council approved the 6th Amendment to the Creekmoor MOU, which eliminated select two-family land use designations within the Land Use Plan, and replaced them with single-family land use designations. It also created the development standards for areas contained in the Land Use Plan known as Gallery Lots.
- The Eastbrooke at Creekmoor - First Final Plat to the northeast was approved by City Council on July 13, 2020.
- The Eastbrooke at Creekmoor - Second Final Plat to the northeast was approved by City Council on May 24, 2021.
- On October 25, 2021, the City Council approved the 7th Amendment to the Creekmoor MOU, which eliminated all proposed two-family residential land uses and replaced them with single-family residential land uses.
- The Eastbrooke at Creekmoor - Third Plat to the east was approved by City Council on November 8, 2021.
- The Eastbrooke at Creekmoor - Fourth Plat to the east was approved by City Council on October 9, 2023.

DEVELOPMENT STANDARDS -

The Bulk and Dimensional Standards for the existing and proposed zoning districts are as follows:

DIMENSIONAL STANDARD	MINIMUM REQUIREMENT
Lot Size	4,500 sq. ft. for Regular or Cul-de-Sac Lots 5,200 sq. ft. for Corner Lots
Lot Size per Dwelling Unit	8,400 sq. ft.
Lot Width x Lot Depth	40 ft. x 100 ft.
Front-Yard Setback	25 ft.

Rear-Yard Setback	25 ft.
Side-Yard Setback (interior)	5 ft.
Side-Yard Setback (exterior)	7 ft.
Building Height	35 ft.
Building Coverage	30%

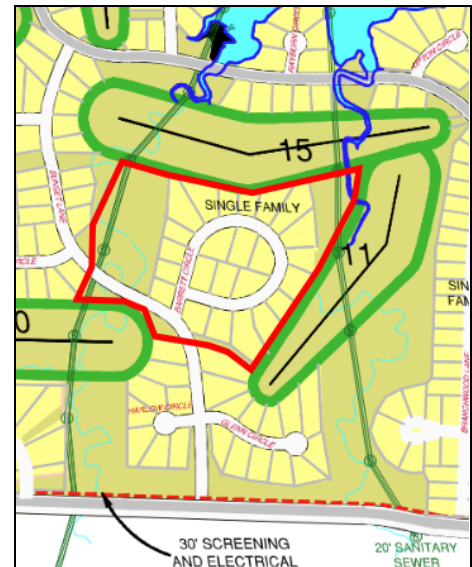
STAFF COMMENTS -

PLANNING AND ZONING -

- The proposed layout for Eastbrooke 5th Plat has deviated from the preliminary development plan for this area of Creekmoor (in red). While the final gap in Creekmoor Drive is proposed to connect the neighborhood to E 163rd Street, the internal loop street planned for Eastbrooke 5th is no longer a loop and now consists of two cul-de-sac streets.

PUBLIC WORKS & ENGINEERING -

- Grading of the subject property may commence prior to the approval of the final plat application, including the construction of public utilities, once the construction plans have been approved and fees are paid.
- There is an existing section of the private golf cart path which crossed Creekmoor Drive which will be removed and reconstructed with this development to ensure intersection visibility is adequate along this roadway.



ALIGNMENT WITH RAYMORE BLUEPRINT 2045 -

Future Land Use Framework - The Future Land Use Map designates this property as appropriate for low-density residential development.

Major Street Plan - E 163rd Street, which provides access into the Eastbrook subdivision is classified as a Major Collector. Creekmoor Drive is classified as a Minor Collector. All

other roads within the subdivision are classified as local roads.

FINDINGS OF FACT -

Under Section 470.130 of the Unified Development Code, the Planning and Zoning Commission and City Council are directed concerning its actions in the deliberation of a final plat request, in that the Planning and Zoning Commission will recommend approval and the City Council will approve the final plat if it finds the final plat:

1. Is substantially the same as the approved preliminary plat.

The proposed final plat has deviated from the approved preliminary plat, both in the overall number of lots and the roadway network. The lot count conveyed on the preliminary plat increased from 24 to 49. The planned loop street has been replaced with two cul-de-sac streets.

2. Complies with all conditions, restrictions and requirements of this Code and of all other applicable ordinances and design standards of the City.

The proposed final plat does comply with all conditions, restrictions and requirements of the Unified Development Code and all other applicable ordinances and design standards for the City.

3. Complies with any condition that may have been attached to the approval of the preliminary plat.

The proposed plat complies with the conditions of the Memorandum of Understanding that was attached to the approval of the preliminary plat.

PROJECT REVIEW SCHEDULE

COUNCIL, COMMISSION OR BOARD	ACTION	DATE
Planning and Zoning Commission	Review & Recommendation	April 7, 2026
City Council	Review	April 13, 2026
City Council	Decision	April 27, 2026

STAFF RECOMMENDATIONS -

Staff recommends that the Planning and Zoning Commission accept the proposed findings of fact and forward Case No. 25026 Eastbrooke at Creekmoor 5th Final Plat to the City Council with a recommendation of approval.

The recommendation for approval is subject to the following conditions:

- The final plat shall be signed and recorded with the Cass County Recorder of Deeds within one year of City Council approval or the approval of the plat shall be considered null and void.
- The Development Agreement for the Eastbrooke at Creekmoor 5th final plat shall be signed and recorded with the Cass County Recorder of Deeds, and all applicable fees paid, within one year of the City Council approval or the agreement shall be considered null and void.

PROJECT ATTACHMENTS -

1. Site Photos
2. Final Plat Drawings
3. Development Agreement

Looking North from Glenn Circle and Creekmoor Drive



Looking NW from Alignment of the Future Creekmoor Drive



Looking SE at the Terminus of Creekmoor Drive South of Rannoch Ln

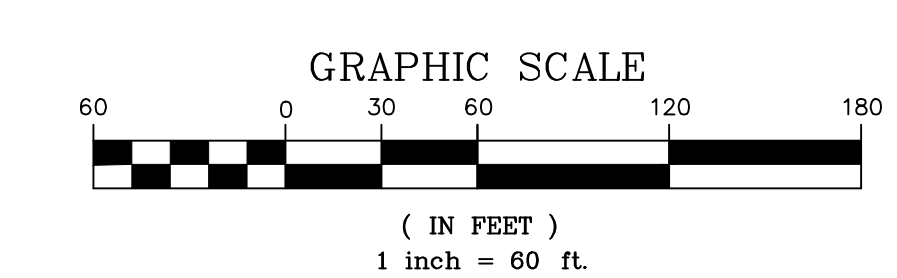
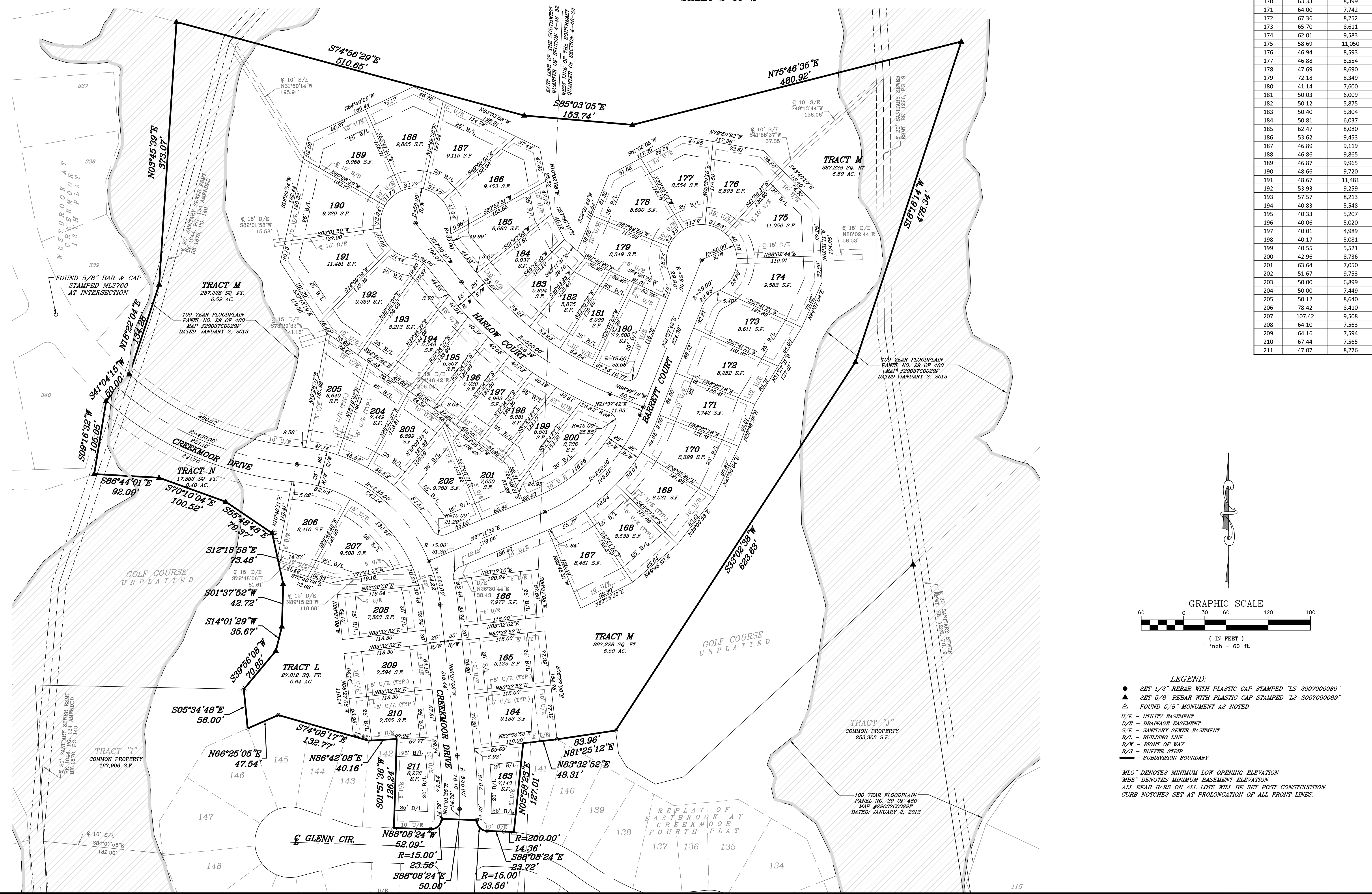


Looking SE from the Alignment of the Future Creekmoor Drive



FINAL PLAT
EASTBROOK AT CREEKMOOR – FIFTH PLAT
 LOTS 163 THROUGH 211 AND TRACTS L, M, & N
 PART OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER
 OF SECTION 4, TOWNSHIP 46 NORTH, RANGE 32 WEST,
 RAYMORE, CASS COUNTY, MISSOURI
 SHEET 2 OF 2

LOT NO	WIDTH @ B/L	LOT AREA
163	54.86	7,143
164	77.39	9,132
165	76.90	9,132
166	67.66	7,977
167	63.63	8,461
168	63.20	8,533
169	63.20	8,521
170	63.33	8,399
171	64.00	7,742
172	67.36	8,252
173	65.70	8,611
174	62.01	9,583
175	58.69	11,050
176	46.94	8,593
177	46.88	8,554
178	47.69	8,690
179	72.18	8,349
180	41.14	7,600
181	50.03	6,009
182	50.12	5,875
183	50.40	5,804
184	50.81	6,037
185	62.47	8,080
186	53.62	9,453
187	46.89	9,119
188	46.86	9,865
189	46.87	9,965
190	48.66	9,720
191	48.67	11,481
192	53.93	9,259
193	57.57	8,213
194	40.83	5,548
195	40.33	5,207
196	40.06	5,020
197	40.01	4,989
198	40.17	5,081
199	40.55	5,521
200	42.96	8,736
201	63.64	7,050
202	51.67	9,753
203	50.00	6,899
204	50.00	7,449
205	50.12	8,640
206	78.42	8,410
207	107.42	9,508
208	64.10	7,563
209	64.16	7,594
210	67.44	7,565
211	47.07	8,276



- LEGEND:**
- SET 1/2" REBAR WITH PLASTIC CAP STAMPED "LS-2007000089"
 - ▲ SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS-2007000089"
 - △ FOUND 5/8" MONUMENT AS NOTED
 - U/E - UTILITY EASEMENT
 - D/E - DRAINAGE EASEMENT
 - S/E - SANITARY SEWER EASEMENT
 - B/L - BUILDING LINE
 - R/W - RIGHT OF WAY
 - B/S - BUFFER STRIP
 - - - SUBDIVISION BOUNDARY

"MLO" DENOTES MINIMUM LOW OPENING ELEVATION
 "MBS" DENOTES MINIMUM BASEMENT ELEVATION
 ALL REAR BARS ON ALL LOTS WILL BE SET POST CONSTRUCTION.
 CURB NOTCHES SET AT PROLONGATION OF ALL FRONT LINES.

DEVELOPER:
 COOPER LAND DEVELOPMENT, INC.
 903 NORTH 47TH STREET, SUITE 200
 ROGERS, ARKANSAS 72756

ENGINEER:
 R.L. BUFORD & ASSOCIATES
 20 BOX 14069
 PARKVILLE, MO 64118

03/25/2025 SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF SURVEYING AND MAPPING AND THE BOARD OF PROFESSIONAL LAND SURVEYORS AND ARCHITECTS. THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

ROBERT G. YOUNG, PLS-2007000089 03/04/2026 DATE

R.L. Buford & Associates, LLC
 LAND SURVEYING - DEVELOPMENT CONSULTANTS
 R.L. BUFORD & ASSOCIATES, LLC - NO. CERT. OF AUTHORITY #2016031877
 20 BOX 14069, PARKVILLE, MO. 64118 (616) 741-6152

FOR COOPER LAND DEVELOPMENT
 JODY LATHAM

DATE: 03/04/2026
 FIELD BOOK
 JOB NO. CA-22160
 COUNTY: CASS
 SEC.-TWP.-RGE.: 4-46-32

FINAL PLAT
 © COPYRIGHT 2025 R.L. BUFORD & ASSOCIATES, LLC



Development Agreement

For

*Eastbrooke at Creekmoor 5th Final Plat
Lots 163 through 211 and Tracts L, M & N*

Legal Description Contained on Pages 2-3

Between Cooper Land Development, Inc., Grantor and
City of Raymore, Grantee
100 Municipal Circle
Raymore, MO 64083

xx, xx, 2025

DEVELOPMENT AGREEMENT

THIS AGREEMENT, MADE THIS xxth day of xxxx, 2025 by and between, **Cooper Land Development, Inc.** hereinafter referred to as "Sub-divider" and the City of Raymore, Missouri, a Municipal Corporation, hereinafter referred to as "City".

WHEREAS, Sub-divider seeks to obtain approval from the City for a subdivision to be known as **Eastbrooke at Creekmoor 5th Plat** which is located in the City of Raymore, Cass County, Missouri, and;

WHEREAS, the Sub-divider, herein defined, agrees to assume all subdivision development obligations of the City as described in this agreement, and;

WHEREAS, the City desires to ensure that the Sub-divider will accomplish certain things in order to protect the public health, safety and welfare.

NOW, THEREFORE, in consideration of the promises and covenants herein set forth, and receipt by the City of fees and costs as stated herein, the parties agree as follows:

GEOGRAPHIC LOCATION:

1. The terms of this agreement apply to the following property and all portions thereof: **Eastbrooke at Creekmoor 5th Plat**

A TRACT OF LAND IN THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 46 NORTH, RANGE 32 WEST, IN RAYMORE, CASS COUNTY, MISSOURI BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 142, REPLAT OF EASTBROOK AT CREEKMOOR FOURTH PLAT, A SUBDIVISION IN RAYMORE, CASS COUNTY, MISSOURI; THENCE S86°42'08"W, ALONG THE NORTH LINE OF SAID LOT 142, A DISTANCE OF 40.16 FEET TO THE NORTHWEST CORNER OF SAID LOT 142; THENCE N74°08'17"W, ALONG THE NORTHERLY LINE OF LOTS 143, 144 AND 145 OF SAID REPLAT OF EASTBROOK AT CREEKMOOR FOURTH PLAT, A DISTANCE OF 132.77 FEET; THENCE S66°25'05"W, ALONG THE NORTH LINE OF SAID LOT 145, A DISTANCE OF 47.54 FEET TO THE NORTHWEST CORNER OF SAID LOT 145, SAID POINT ALSO BEING A POINT ON THE EAST LINE OF TRACT I OF SAID REPLAT OF EASTBROOK AT CREEKMOOR FOURTH PLAT; THENCE N05°34'48"W, ALONG THE EASTERLY LINE OF SAID TRACT I, A DISTANCE OF 56.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT I; THENCE N39°56'08"E, A DISTANCE OF 70.85 FEET; THENCE N14°01'29"E, A DISTANCE OF 35.67 FEET; THENCE N01°37'52"E, A DISTANCE OF 60.41 FEET; THENCE N12°18'58"W, A DISTANCE OF 73.46 FEET; THENCE N55°48'48"W, A DISTANCE OF 79.37 FEET; THENCE N70°10'04"W, A DISTANCE OF 100.52 FEET; THENCE N86°44'01"W, A DISTANCE OF 92.08 FEET TO THE SOUTHEAST CORNER OF WESTBROOK AT CREEKMOOR 13TH PLAT; THENCE N09°16'32"E, ALONG THE EAST LINE OF SAID WESTBROOK AT CREEKMOOR 13TH PLAT, A DISTANCE OF 105.05 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF CREEKMOOR DRIVE; THENCE N41°04'15"E, ALONG THE EAST LINE OF SAID WESTBROOK AT CREEKMOOR 13TH PLAT, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID CREEKMOOR DRIVE; THENCE N18°22'04"E, ALONG THE EAST LINE OF SAID WESTBROOK AT CREEKMOOR 13TH PLAT, A DISTANCE OF 134.28 FEET; THENCE N03°45'39"E, ALONG THE EAST LINE OF SAID WESTBROOK AT CREEKMOOR 13TH PLAT, A DISTANCE OF 373.07 FEET TO THE NORTHEAST CORNER OF SAID WESTBROOK AT CREEKMOOR 13TH PLAT; THENCE S74°56'29"E, A DISTANCE OF 510.65 FEET; THENCE S85°03'05"E, A DISTANCE OF 153.74 FEET; THENCE N75°46'35"E, A DISTANCE OF 480.92 FEET; THENCE S18°16'14"W, A DISTANCE OF 478.34 FEET; THENCE S33°02'26"W, A DISTANCE OF 623.60 FEET TO A POINT ON THE NORTH LINE OF TRACT J OF SAID REPLAT OF EASTBROOK AT CREEKMOOR FOURTH PLAT; THENCE S81°25'12"W, ALONG THE NORTHERLY LINE OF SAID TRACT J, A DISTANCE OF 83.96 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 141 OF SAID REPLAT OF EASTBROOK AT CREEKMOOR FOURTH PLAT; THENCE S83°32'52"W, ALONG THE NORTHERLY LINE OF SAID LOT 141, A DISTANCE OF 48.31 FEET TO THE NORTHWEST CORNER OF SAID LOT 141; THENCE S05°58'23"W, ALONG THE WESTERLY LINE OF SAID LOT 141, A DISTANCE OF 127.01 FEET TO THE SOUTHWEST CORNER OF

SAID LOT 141, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF GLEN CIRCLE; THENCE WESTERLY, ALONG A CURVE TO THE LEFT, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID GLEN CIRCLE HAVING AN INITIAL TANGENT BEARING OF N84°01'37"W, A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 14.36 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, N88°08'24"W, A DISTANCE OF 23.72 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, N88°08'24"W, A DISTANCE OF 50.00 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF S01°51'36"W AND A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, N88°08'24"W, A DISTANCE OF 52.09 FEET TO THE SOUTHEAST CORNER OF SAID LOT 142; THENCE N01°51'36"E, ALONG THE EAST LINE OF SAID LOT 142, A DISTANCE OF 126.24 FEET TO THE POINT OF BEGINNING.

REQUIRED IMPROVEMENTS:

1. In accordance with the policies and ordinances of the City, the public improvements described herein shall be constructed and installed on the terms and conditions hereinafter contained. Public improvements within the Subdivision will be installed in accordance with the latest version of the City of Raymore Standard Contract Documents and Technical Specifications & Design Criteria for Utility and Street Construction.
2. The public improvements are to be designed and installed at the Sub-divider's expense by the Sub-divider and are hereinafter referred to as "Improvements".
3. It shall be the obligation of the Sub-divider to furnish to the City plans and specifications for construction of the Improvements. Before any construction is commenced, the City Public Works Director shall approve plans and specifications for the Improvements. Once the City Public Works Director has approved the plans, any changes to the plans must be submitted to the City Public Works Director for approval.
4. The Developer, and/or their contractor or designee, shall provide the saddle for connection to the public water main. Saddles shall be brass or bronze with a stainless steel strap. All brass/bronze construction shall also be permitted.
5. The Sub-divider shall submit the appropriate grading/site/erosion control plan including appropriate sidewalk, meter elevations, and manhole elevations to the City Public Works Director for approval for development of the project. Before any construction is commenced within that phase, the City Public Works Director must approve plans for all required Improvements. It shall be the Sub-divider's responsibility to assure compliance with grading plans.
6. The Sub-divider shall provide a copy of all required State and Federal permits to the City Public Works Director prior to issuance of any City permits.
7. The Sub-divider shall provide and pay for all engineering and surveying necessary to design and construct the Improvements. The

Sub-divider shall pay for all other engineering and surveying necessary to design and construct other improvements to the property.

8. The Sub-divider shall install stormwater treatment facilities (i.e. permeable pavement) in the islands in the cul-de-sac prior to City acceptance of the Improvements. The Creekmoor POA will be responsible for the maintenance of these features.

INSTALLATION AND MAINTENANCE

1. Prior to the issuance of building permits, the Sub-divider shall install all Improvements as shown on approved engineering plans of said subdivision and the City Council shall have accepted by Resolution all Improvements.

2. The Sub-divider shall be responsible for the maintenance of the Improvements for a period of two years after acceptance thereof by the City, in accordance with the City specifications and policies.

3. The Sub-divider agrees to provide the City of Raymore "as-built" plans for all Improvements as indicated on the aforementioned plans. Said plans shall be considered a part of the Improvements, for the purpose of acceptance by the City.

4. Prior to acceptance of the Improvements a waiver of mechanic's lien shall be submitted to the City. The Sub-divider will indemnify and save the City harmless from all claims growing out of the lawful demands of subcontractors, laborers, workers, mechanics, and furnishers of machinery and parts thereof, equipment, tools, and all suppliers, incurred in the furtherance of the performance of the work. The Sub-divider shall, at the City's request, furnish satisfactory evidence that all obligations of the nature designated above have been paid, discharged or waived.

FLOODPLAIN

1. No portion of any platted lot shall encroach into the Federal Emergency Management Agency (FEMA) floodplain or the 100-year flood elevation for areas not identified as special flood hazard areas. Common area tracts are allowed to encroach into the floodplain.

2. No land disturbance activities or removal of any trees shall occur within the floodplain area except for:

- a. work to install the necessary outlet structures for the stormwater detention facilities; or
- b. work necessary for implementation of any stream enhancements required as part of the stream assessment for the development.
- c. work necessary for installation of utilities.

FEES, BONDS & INSURANCE

1. The Sub-divider agrees to pay to the City a 1% Plan Review Fee and 5% Construction Inspection Fee based on the project engineer's estimate or contract development costs of all Improvements as shown on approved engineering plans of said subdivision. The City Public Works Director shall review and determine that the costs, as presented, are reasonable. A list of these fees is provided in Attachment A.
2. The Sub-divider agrees to indemnify the City with a Certificate of Insurance as required in the Unified Development Code of the City of Raymore.
3. The Sub-divider agrees to furnish performance bonds as required in the Unified Development Code of the City of Raymore.
4. Prior to acceptance of Improvements within said subdivision, Sub-divider will provide a guarantee in the form of a Maintenance Bond that is satisfactory to the City Public Works Director. This guarantee shall be based on 50% of the cost of all Improvements shown on approved engineering plans and shall be for a period of two years after acceptance by the City.
5. The Sub-divider agrees to submit a street light plan for City approval and pay the cost of providing and installing the streetlights in accordance with the approved street light plan. The required street lights shall be installed and shall be operational prior to the acceptance of the Improvements for the subdivision.
6. The Sub-divider agrees to pay to the City a \$9 per acre fee for the placement and maintenance of outdoor warning sirens. The cost of these fees is provided in Attachment A.
7. The Sub-divider agrees to pay any **fees in lieu of parkland dedication** that are required in accordance with City Code. The total fee due for **Eastbrooke at Creekmoor 5th Final Plat** is **\$7,042.77**. Fees paid at the time building permit applications are to be made at a rate of **\$143.73 per dwelling unit**.
8. Per Ordinance #20004, the license (excise) tax for building contractors will be charged at the time of building permits at the applicable rate at the time each building permit application is approved.
9. The Sub-divider, in the interest of the general health, welfare and safety of the Citizens of Raymore, agrees to have installed, at their cost, any traffic control devices determined to be necessary by City Staff (410.340). The technical specifications and design criteria are set forth in Public Works Department Policies 120 thru 122 and 129, Street Signage and Traffic Control

Devices. The improvement must be installed prior to the City releasing any building permits.

NON-LOCAL COMMERCIAL CONSTRUCTION VEHICLES WITHIN RESIDENTIAL NEIGHBORHOODS

Section 340.320 authorizes the City Traffic Engineer to determine and designate streets or parts of streets located within residentially zoned developments where new construction is progressing upon which non-local commercial construction vehicles shall be prohibited from travel.

The City shall maintain exclusive control over the use of its public streets, and reserves the right, with the review and approval of public improvement plans and issuance of a construction permit, to determine access restrictions and establish construction routes, if determined necessary by the Public Works Director, in order to reduce the potential or further deterioration of existing streets in established subdivisions.

MAINTENANCE OF COMMON AREAS AND AMENITIES

1. Except as otherwise specified below as being a City obligation, all common areas and amenities in the Project shall be maintained exclusively by the Developer and/or the POA in perpetuity upon appropriate inspections and approvals from the City once constructed. Maintenance obligations are as follows:
 - a. City will maintain concrete curb around any street islands and along the edge of the public streets; all areas inside the curb line of the street islands are private and to be maintained by the Developer and/or the POA; all areas of the streets and right-of-ways shall be maintained by the City; and
 - b. All common or open areas outside of public right-of-way are private and to be maintained by the Developer and/or the POA per City code.

ADDITIONAL REQUIREMENTS

1. The Sub-divider agrees to comply with the regulations and policies of the utility companies having facilities within the City limits.
2. The Sub-divider agrees to install a five-foot (5') sidewalk in all common area tracts within the subdivision in accordance with the approved public improvement plans.
3. The sub-divider agrees to relocate the existing cart-path within this development in accordance with the approved public improvement plan.

GENERAL PROVISIONS

1. The parties agree that execution of this agreement in no way constitutes a waiver of any requirements of applicable City ordinances with which the Sub-divider must comply and does not in any way constitute prior approval of any future proposal for development.
2. This agreement shall be recorded by the Sub-divider, and the covenants herein shall run with the land described in this agreement and shall be binding and inure to the benefit of the parties hereto and their successors or assigns and on any future and subsequent purchasers.
3. This agreement shall constitute the entire agreement between the parties and any modification hereof shall be in writing, subject to the approval of the parties.
4. If, at any time, any part hereof has been breached by Sub-divider, the City may withhold approval of any or all building permits applied for in the subdivision, until breach or breaches has or have been cured.
5. Any provision of this agreement which is not enforceable according to law will be severed herefrom and the remaining provisions shall be enforced to the fullest extent permitted by law.
6. The undersigned represent that they each have the authority and capacity from the respective parties to execute this Agreement. This Agreement shall not be effective until approved by ordinance duly enacted by the City Council of the City of Raymore, Missouri.
7. The Sub-divider hereby warrants and represents to the City as inducement to the City's entering into this Agreement, that the Sub-divider's interest in the Subdivision is as a fee owner.
8. The Sub-divider and City acknowledge the Memorandum of Understanding for Creekmoor Subdivision, executed by both parties and approved by City Council on January 26, 2004, June 26, 2006, July 24, 2006, July 23, 2007, July 27, 2015, June 13, 2016, November 25, 2019, and October 25, 2021 remains in effect
9. Whenever in this agreement it shall be required or permitted that Notice or demand be given or served by either party to this agreement to or on the other party, such notice or demand shall be delivered personally or mailed by certified United States mail (return receipt requested) to the addresses hereinafter set forth. Such notice or demand shall be deemed timely given when delivered personally or when deposited in the mail in accordance with the above.

If to the City, at:

City Manager
100 Municipal Circle
Raymore, MO 64083

If to the Sub-divider, at:

Jody Latham
903 North 47th Street, Suite 200
Rogers, AR 72756

11. The Sub-divider acknowledges that this plat will expire within one year of the date the Raymore City Council approves an ordinance approving **Eastbrooke at Creekmoor 5th Plat**; and that failure for any reason to record the plat does not obligate the City to re-approve the plat no matter what improvements may have been completed in furtherance of the current plat known as **Eastbrooke at Creekmoor 5th Plat**.

DRAFT

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first written above.

(SEAL)

THE CITY OF RAYMORE, MISSOURI

Jim Feuerborn, City Manager

Attest:

Erica Hill, City Clerk

Sub-divider – Signature

Printed Name

Sub-divider – Signature

Printed Name

Subscribed and sworn to me on this
the _____ day of _____ 20__
in the County of _____,
State of _____.

Stamp:

Notary Public: _____ My Commission Expires: _____

**ATTACHMENT A
FEE SCHEDULE**

DRAFT